



Project:

NLSD Athletic Facility & MS Plumbing Repairs
RCS Project # 22-009-01



Monthly Status Report #02
12/15/2023

Progress Report No.02

For the Period Ending 12/15/2023

NLSD Athletic Facility & MS Plumbing Repairs

Northridge Local School District Board of Education

Geoff Wiggins - President - NLSD
Jayma Bammerlin - Vice President - NLSD
Kate Creager - Board Member - NLSD
Doug Hart - Board Member - NLSD
Jeffrey Schrock - Board Member - NLSD

Britt Lewis - Treasurer - NLSD
Kristine Michael - Superintendent - NLSD

Construction Manager:

Robertson Construction Services, Inc.
1801 Thornwood Drive
Heath, Ohio 43056

Architect:

Legat Architects
22 East Gay Street
Columbus, OH 43215



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Project Contacts

NLSD Athletic Facility & MS Plumbing Repairs

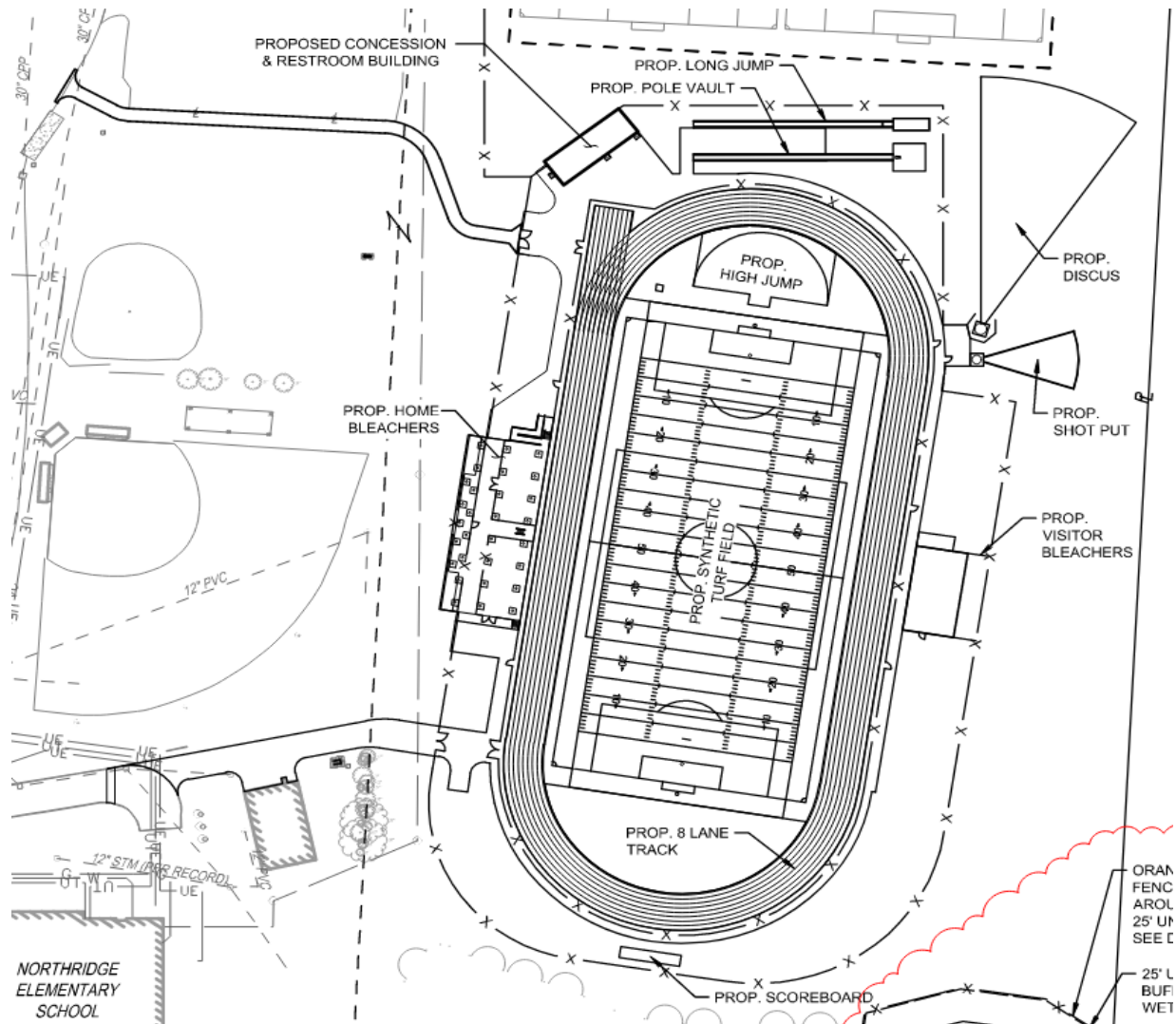
Britt Lewis	Northridge Local Schools	(740) 967-6631	blewis@laca.org
Kristine Michael	Northridge Local Schools	(740) 637-4767	kmichael@northridgevikings.org
Dave Liggett	Northridge Local Schools	(740) 817-1147	dliggett@northridgevikings.org
Matt Lauvray	Northridge Local Schools	(740) 967-6631	mlauvray@laca.org
Nick Corcoran	MCS	(740) 600-2926	ntc@mcsagents.com
Holly McLean	MCS	(614) 439-2372	hbm@mcsagents.com
Clay Keith	Robertson Construction	(614) 374-4857	ckeith@robertsonconstruction.net
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Ben Cummings	Robertson Construction	(740) 644-0489	bcummings@robertsonconstruction.net
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Dennis Paben	Legat Architects	(614) 309-1498	dpaben@legat.com



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Site Layout

Athletic Facility



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Executive Summary

This report has been prepared to provide a project update for the NLSA Athletic Facility & MS Plumbing Repairs . It is intended to provide a summary review of the status of the project through 12/15/2023

UPCOMING MEETINGS:

OAC Team Meeting (Every other Tuesday at 2:00 PM): January 9th, 2024

Northridge Athletic Stadium & MS Plumbing Repairs

CALENDAR DAYS TO COMPLETION

Substantial Completion	August 31, 2024	245
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SCHEDULE & WORK COMPLETED

Sitework

- Demolition	100%
- Strip Topsoil & Stockpile	100%
- Mass Grading - Excavate to Subgrade	80%

Utilities

- Storm Sewer	15%
- Electric Service - Energy Cooperative	0%
- Sanitary Sewer	0%

Grandstands

- Install Visitor Grandstand Foundations	0%
- Install Home Grandstand Foundations	0%
- Underground Electric to Pressbox Panel	0%

Turf Field

- Install UG Electric inside field	0%
- Install Concrete Curb	0%
- Install Underdrain & Finger Drains	0%

Track, Long Jump, Pole Vault

- Stone Base for Track & Asphalt	0%
- Install Athletic Equipment	0%
- Fine Grade top 2" stone base for Asphalt	0%

Site Finishes

- Install Scoreboard	0%
- Install Flag Pole	0%
- Install 4' Fence Posts	0%

Concession Stand

- Install Continuous Footings	100%
- Plumbing Underground	25%
- Electric Underground	25%

MS Plumbing Repairs

- Remove Toilet Partitions	0%
- Abatement	0%
- Remove Plumbing Fixtures	0%

CURRENT ISSUES

- The Site Permit delayed the start of earthwork by 5 weeks. This will result in earthmoving activities, stormwater, electrical underground, concession building foundation, and masonry shifting deeper into the winter months.
- Unsuitable Soils were identified at the west side of the track on 12/8/23. Robertson Construction is working with NLSA's geotechnical consultant (PSI) to develop the most cost effective method for remediating these soils.
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PROJECT BUDGETS

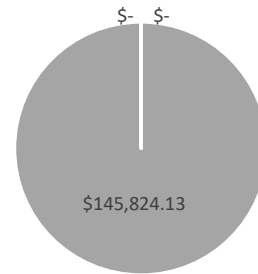
Northridge Athletic Facility & MS Plumbing Repairs
Overall Construction Budget

Current Contract Value	\$ 7,260,109.33
GMP 01 - Athletic Facility	\$ 6,708,436.35
Approved Change Orders	\$ 50,236.00
GMP 02 - MS Plumbing Repairs	\$ 499,055.98
Approved Change Orders	\$ 2,381.00

D-B Contingency

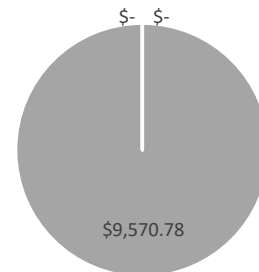
D-B Contingency - Athletic Facility	
Original Amount	\$ 145,824.13
Approved Change Orders	\$ -
Pending Change Orders	\$ -
Remaining Contingency	\$ 145,824.13

- Approved
- Pending
- Remaining



D-B Contingency - MS Plumbing Repairs	
Original Amount	\$ 9,570.78
Approved Change Orders	\$ -
Pending Change Orders	\$ -
Remaining Contingency	\$ 9,570.78

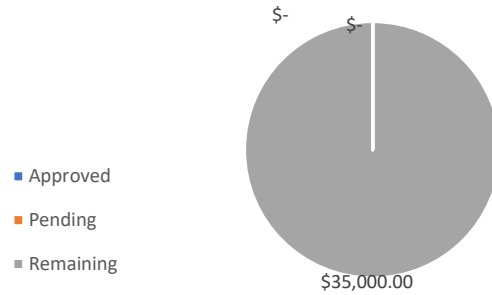
- Approved
- Pending
- Remaining



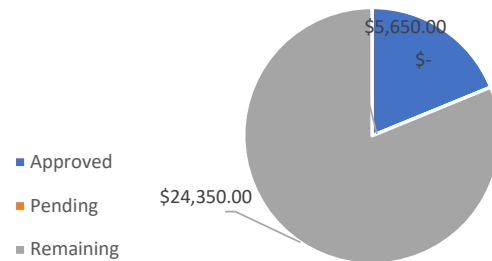
**Northridge Athletic Stadium MS Plumbing Repairs
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Owner Allowances - Northridge Athletic Facilities & MS Plumbing Repairs

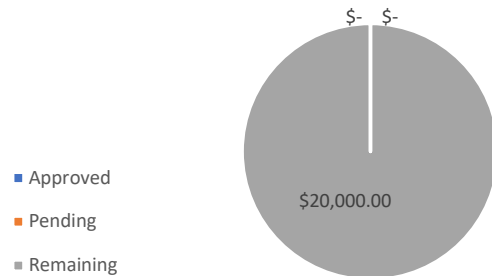
NLSD Athletic Facility Allowance #01: Temp Heat & Winter Weather	
Original Amount	\$ 35,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 35,000.00



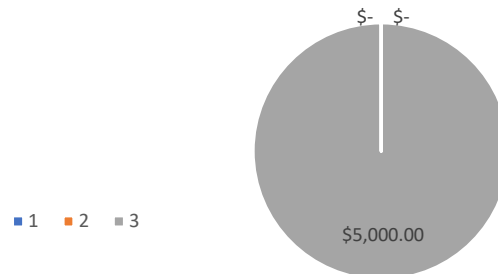
MS Plumbing Repairs Allowance #02: Abatement & Flooring	
Original Amount	\$ 30,000.00
Approved Usage	\$ 5,650.00
Pending Usage	\$ -
Remaining Allowance	\$ 24,350.00



MS Plumbing Repairs Allowance #03: Overtime in Middle School	
Original Amount	\$ 20,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 20,000.00



MS Plumbing Repairs Allowance #04: GPRS Scanning in the MS	
Original Amount	\$ 5,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 5,000.00



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PROJECT SCHEDULE

Northridge Athletic Facilities & MS Plumbing Repairs

Construction Start	October 2, 2023 November 13, 2023	COMPLETED
Substantial Completion	August 31, 2024	

Schedule Three Week Look Ahead

Sitework

- Mass Grading - Excavate to Subgrade
- Cut To Subgrade at Turf Field

Track, Long Jump, Pole Vault

-
-
-

Utilities

- Install Storm Sewer at Turf Field
-
-

Site Finishes

-
-
-

Grandstands

- Foundation Permit Review Period
-
-

Concession Stand

- Foundation Block
- CMU Block Bearing Walls
- Plumbing Underground

Turf Field

- 4" Perforated Underdrain at Turf Field
-
-

MS Plumbing Repairs

- Abatement at Middle School
-
-



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PROJECT DOCUMENTATION

Northridge Athletic Facilities & MS Plumbing Repairs

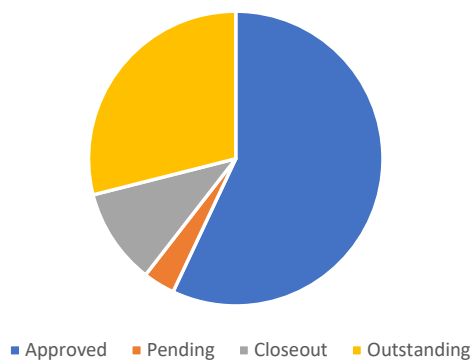
The timely flow of all information is critical to any construction project. Specifically, Submittals (Shop Drawings) and Request for Interpretation are two critical areas that need to be closely monitored to assure a lack of information does not impede the project schedule. The following is a brief summary of the current Submittal and RFI status and is intended to highlight critical items to all parties.

The following items may present potential concerns to the project schedule:

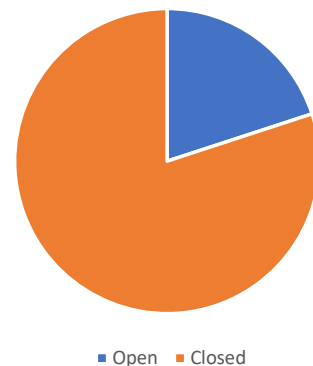
P1 Panel Enclosure at Concessions	Claypool is investigating options to bridge delivery gap	Current delivery date of 08/22/24

Total	114	Total	10
Approved Submittals	65	Open RFIs	2
Pending Submittals	4	Closed RFIs	8
Closeouts Submittals	12		
Outstanding Submittals from Subcontractors	33		

Submittals



RFIs



QUALITY CONTROL

Northridge Athletic Facilities & MS Plumbing Repairs

The monitoring of safety and quality of work is an important issue which Robertson Construction Services and the Subcontractors take very seriously. Robertson continually monitors the Subcontractor's safety practices and quality of work via on-site inspections.

Quality Control

We are reviewing all of the work in place to verify it was installed as designed. Any discrepancies from the Contract Documents are listed in Field Reports and distributed to the proper Subcontractor for corrections. We also discuss the items in our weekly subcontractor meetings to ensure each concern has proper closure. The entire Design Team will take a thorough and proactive approach to items. Robertson will monitor reports from the design team, PSI, MCS, and the School District. Corrections will be made in response to these reports.

Pre-installation meetings are being scheduled with the Architect and appropriate subcontractors to ensure the work is consistent with the contract specifications and will be installed properly.

The following Pre-Installation Meetings are to be held per the specifications:

- Food Service Equipment
- Asphalt Paving
- Concrete Paving
- Chain Link Fences & Gates
- Turf & Grasses

The following Pre-Installation Meetings have occurred:

- Sitework
- Masonry
- Synthetic Turf Field
- Grandstands



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SAFETY

Northridge Athletic Facilities & MS Plumbing Repairs

Chris Ahn, RCS Safety Coordinator, will visit the site to conduct regular safety audits, along with Shawn Herald, RCS Superintendent, performing daily safety checks. The subcontractors quickly abate any concerns that have been noted.

No major safety issues were recorded during the month of December.



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PROGRESS PHOTOS

Northridge Athletic Facilities & MS Plumbing Repairs



12.14.23 - Masonry Foundation Block at Concession Stand



12.14.23 - Rough Grading of Synthetic Turf Field



12.14.23 - Storm Sewer Pipe & Structures



12.14.23 - Storm Sewer Pipe & Structures